

APPROVED: Meeting No. 43-80

ATTEST: *Helen M. Heneghan*

MAYOR AND COUNCIL
ROCKVILLE, MARYLAND
MEETING NO. 40-80

November 3, 1980

The Mayor and Council of Rockville, Maryland, convened in executive session in the Conference Room, Rockville City Hall, Maryland at Vinson Street Rockville, Maryland, on Monday, November 3, 1980, at 7:00 p.m. according to Article 76A Section 11 (a)(6). There being no further business to come before the Mayor and Council in executive session the meeting was adjourned at 8 p.m.

November 3, 1980

The Mayor and Council of Rockville, Maryland, convened in general session in the Council Chamber, Rockville City Hall, Maryland at Vinson Street, Rockville, Maryland, on Monday, November 3, 1980, at 8:00 p.m.

PRESENT

Mayor William E. Hanna, Jr.

Councilman Steve Abrams
(arrived 8:40 p.m.)

Councilwoman Phyllis Fordham

Councilman John Freeland

Councilman John Tyner

The Mayor in the Chair.

In attendance: City Manager Larry Blick; City Clerk Helen Heneghan; City Attorney Roger Titus; Director of Recreation and Parks Ronald Olson; Information Officer Sue M. Patterson; Chief of Police Jared Stout; Director of Planning James M. Davis; Director of Finance John Lawton; Director of Community Development Douglas Horne.

Re: City Manager's Report

Mr. Blick reported the following:

1. The City has received a one-year CETA Award from Montgomery County in the amount of \$232,000 which will fund 21 positions. These are trainee positions and the people spend 10 to 20 hours per week in class and the balance to make up the 40 hours, working for the City.
2. Some weeks ago the Council asked for a report and recommendations on the reopening of North Street to vehicular traffic. The report has been completed and sent to the West End Civic Association. The Planning Director will meet the Association to discuss it in December or January and then bring recommendations back to the Council.

3. The Lincoln Park Shuttle bus service has begun. Monday, there were 53 riders on the bus but 87 by Friday. So as word has reached people, business has picked up.

4. The Planning Commission in September issued a use permit for the construction of 146 townhouses on the site of the Rockville Drive In. The permit was held in abeyance to await a report on traffic access at Martins Lane. The report is in and the consultant says access should be from the route going into the drive in from Rt. 355 and not Bickford Lane.

Mayor Hanna asked if the Montgomery County Council had turned down the City's request for a CETA position for the Arts and Humanities. Mr. Blick said the City's request had not been honored.

Re: Award of Contract: Bid No. 18-80,
James Monroe Park Landscaping

Bids were opened the City Hall Conference Room on October 16, 1980, at 3:00 p.m. for landscaping of James Monroe Park in accordance with the Mayor and Council's approved Master Plan for the park. Bids were as follows:

<u>Company</u>	<u>Total Lump Sum Price</u>
Davis Nurseries, Inc., Harrisburg, PA	\$17,473
Chapel Valley Landscape Co., Woodbine, MD	17,800
Paul E. Schlosser Co., Silver Spring, MD	19,241
Warren H. Boyer, Inc., Glenwood, MD	19,864
Greenbrier Farms Landscape Inc., Chesapeake, VA	20,016
J. H. Burton Sons, Olney, MD	\$22,861

The bid was to contract for the final phase of development of James Monroe Park to be completed this fall. The work generally includes landscaping in the form of trees, shrubs, ground cover and ornamental grasses. The bid documents state that the award will go to the lowest qualified lump sum bidder. The approved City and State Program Open Space funding budget for this project in the FY 81 CIP is \$27,500.

After a careful check of references of the low bidder, their previous work is found to be of a quality manner.

Staff recommends that Bid No. 18-80 be awarded to Davis Nurseries, Inc., the low lump sum bidder, in the amount of \$17,473 to landscape James Monroe Park.

On motion of Councilman Freeland, duly seconded and unanimously passed, Bid No. 18-80, James Monroe Park Landscaping was awarded to Davis Nurseries, Inc., in the amount of \$17,473.

Re: Award of Contract: Bid No.
22-81, Sign Blanks

Bids were opened at the City Hall Contract Office, Maryland at Vinson, at 2:00 p.m. on October 27, 1980 for the supply of 2,100 sign blanks of various sizes. Because of past experience sheet aluminum alloy was specified as opposed to the cheaper rolled aluminum alloy. Rolled aluminum alloy signs cannot be straightened when bent by vandals or in accidents. Sheet aluminum, while more expensive, is by far the better buy.

Bids meeting specifications were received as follows:

<u>Company</u>	<u>City and State</u>	<u>Amount</u>
U. S. Standard Sign Company	Toledo, Ohio	\$6,235.00
American Highway Sign Company	Longmeadow, Mass	6,284.00
McCain Sales Company	Fort Pierce, Fla	7,369.00
Eastern Metals Co.	Elmira, New York	8,521.00
Wrisco Company	Linden, New Jersey	12,837.00
MCA Sign Company	Massilon, Ohio	14,628.00
Budget Estimate		\$ 6,500.00

Despite the clear requirement on the bidding form for the aluminum alloy desired, five firms bid on the cheaper alloy as follows: Hall Sign Company, \$4,422.00; U.S. Standard Sign Company, \$4,626.00; Vulcan Sign Company, \$4,683.00; McCain Sales Co., \$5,246.00; and Su-Dan Co., \$7,495.00. The staff recommends an award to U.S. Standard Sign Company for \$6,235.00.

On motion of Councilman Tyner, duly seconded and unanimously passed, Bid No. 22-81 for Sign Blanks was awarded to the U.S. Standard Sign Company in the amount of \$6,235.00.

Re: Approval of special assessment project and waiver of hearing: (a) Fallsbend Subdivision - (b) Rock Falls Subdivision

(a) Fallsbend Subdivision

The development firm of Berger/Berman Builders Inc., is requesting Mayor and Council authorization for a special assessment project covering the installation of the public water and sanitary sewer systems to serve Fallsbend (PRU) subdivision.

Fallsbend is the subdivision name given the tract of land previously referred to as the "Betts Property", which was the subject of a recent annexation to the City limits. The location is south and east of Fallsmead Subdivision and will

contain 55 single family lots. The subdivision has been approved by the Mayor and Council and Planning Commission and is presently in the final design state with plat recording anticipated for early November. The developers are anxious to proceed.

The project, which will cover the main line water and sanitary sewer systems, including service laterals to each lot is estimated to cost \$225,000 for construction and engineering.

The developer intends to furnish the basic design and survey/engineering services and the special assessment will be adjusted accordingly.

On motion of Councilwoman Fordham, duly seconded and unanimously passed, Mayor and Council approval was given as recommended by the staff.

(b) Rock Falls Subdivision

M.W. & V.H. Simmons recently received Planning Commission approval for a four lot subdivision on Scott Drive, situated just west of Watts Branch, contiguous to the Frost Jr. High School.

Mr. Simmons requests installation of the public water and sanitary sewer systems by the City and has filed the form waiving the required special assessment public hearing.

The estimated cost for this project is \$38,000. This cost is unusually high due to the lot configuration which requires more than the usual length of sewer and water mains construction. This amount divided equally among the four lots will create a construction cost of \$9,500 per lot plus interest for 20 years. This is approximately twice the usual cost.

It would not be advisable to levy such a large and disproportionate cost against the Rock Falls lots. Staff recommends that Mr. Simmons be required to make a contribution of \$19,000 (50% of the estimated cost) to be used to reduce the cost of the assessments to an average amount. This contribution would be paid prior to the subdivision plat being recorded.

The developer will furnish the engineering services and the special assessments will be adjusted according.

On motion of Councilwoman Fordham, duly seconded and unanimously passed, Mayor and Council approval was given as recommended by the staff.

Re: Approval of chiller replacement for air conditioning system in City Hall

The City Manager recommends that the Mayor and Council authorize the replacement purchase of a new chiller for the existing chiller which is part of the City Hall air conditioning system.

At the time the Mayor and Council awarded the base construction bid for the addition to City Hall, other items were deferred until such time as they could be adequately studied by the architect. The architect points out that the existing chiller has a very limited remainder life, and that the price submitted for this replacement chiller was the lowest price of the eight contractors submitting bids. In addition, should this purchase be deferred, it is estimated to cost over \$20,000.

Staff recommends that the Mayor and Council have the chiller replaced by the Henley Construction Company in the amount of \$12,700.00

On motion of Councilwoman Fordham, duly seconded and unanimously passed, staff was authorized to replace the chiller in the amount of \$12,700.00.

Councilman Tyner repeated his request to the staff for a list of all items that were not included in the base contract recently awarded for the City Hall Addition. He said he would like to have no surprises on costs.

Re: Decision and Instructions to staff re Text Amendment Application T-38-80, Building Heights in the I-4 zone

The subject application proposes amendments to several sections of the Zoning and Planning Ordinance. This application was filed on behalf of the Planning Commission initially to address two problems with building heights in the I-3 and I-4 Zones. During the review process, the application was expanded to cover a variety of "housecleaning" items.

A public hearing on the Text Amendment was held on October 20, 1980, and the record held open for two weeks.

On motion of Councilman Freeland, duly seconded and unanimously passed, the staff was instructed to prepare the necessary legal documentation to grant the request.

Re: Resolution to set price and
authorize execution of sales
contract for disposition of
Parcel G, Block B, Montgomery
College Urban Renewal Project

Resolution No. 26-80

On motion of Councilman Tyner, duly seconded and unanimously passed, Resolution No. 26-80, the full text of which can be found in Resolution Book Number 7 of the Mayor and Council authorizing the execution of sales contract for disposition of Parcel G, Block B, Montgomery College Urban Renewal Project was approved by the Mayor and Council.

Re: Correspondence

The Mayor and Council noted the following items of correspondence:

1. Letters from Congressional Elementary School children protesting the removal of the traffic light at Congressional Lane and Rollins Avenue
Councilwoman Fordham said that the children of Congressional School have done a grand job of writing local government of their needs. She said they should be congratulated and their teachers, also.
2. Ann V. Ward, protesting shooting galleries
3. Louis A. Best, favoring Text Amendment Application, T-38-80
4. Alan W. Meyer, re problem with trash and newspaper collection
5. Delegate Maurer, response to Mayor's letter on triennial assessment
6. Megan Haughey, favoring Project R.I.S.E.
7. Washington Metropolitan Transit Authority, re closing of Frederick Avenue
Councilman Tyner asked if the Council found out who made the original request to close Frederick Avenue. The City Manager said they are still looking into that.

Re: Resolution: Wishing a speedy
recovery to Congresswoman Spellman

Resolution No. 27-80

On motion of Councilwoman Fordham, duly seconded and unanimously passed, Resolution No. 27-80, the full text of which can be found in Resolution Book No. 7 of the Mayor and Council wishing a speedy recovery to Congresswoman Spellman was adopted by the Mayor and Council.

Re: Citizen's Forum

The Mayor opened the meeting to those citizens who wished to address the Mayor and Council.

1. Steve Fisher. Mr. Fisher told the Council that he is quite pleased with the smoothseal process that is being done on city streets and the improvements

to Park Road. He asked when the lane striping will be done to complete the work. Don Douglass said that the contract has been let for the work and it should be done the week of November 17.

There being no other citizen wishing to be heard, the Mayor closed the citizen's forum portion of the meeting.

Re: Presentation of recommendations for Rockville's Identification Project

Mr. Robert Crozier and Susan Ben-Kori of Graham Associates, presented slides of 14 logos to the Council. After discussion the Council eliminated seven and Mayor Hanna suggested that the Council think about the remaining seven for a week or so before making their final selection. The consultants were thanked for their work.

Re: Information Items

1. Copy of letter to Police re burglary problem
 2. Response to letter requesting security at the Mansion and plan for additional security measures from Police Department
- Councilwoman Fordham asked if additional alarms would be placed there. The City Manager said the staff is now looking into various alarm systems for their effectiveness and quality.
3. Copy of letter to Westmore Road businessman re additional signage
 4. Memo from Director of Community Resources (10/20/80) concerning the increase of Rockville's refugee population

Mayor Hanna asked for more information and an explanation of what this means.

5. Memo re First Year Results with Montgomery County Self-Insurance Fund

Mayor Hanna noted with good experience shown that it is difficult to predict from year to year.

6. Copy of letter from WMATA re relocation and disposal of B&O station

Councilwoman Fordham asked what letter is referred to in this memo. The City Manager explained that the Council's policy was expressed in a letter to WMATA saying the City would be very happy to work with them on an acceptable reuse of the station, if not necessarily one that involved the City's ownership.

7. Memo re Traffic signal at Rollins and Congressional Lane

Mayor Hanna noted that the Council is pleased that the signal will be kept in place as requested by all the Congressional school children and the many other residents. The Council agreed.

Re: New Business

1. Mayor Hanna noted a letter had been received from a citizen requesting police response in a forgery case. The City Manager said the matter has been settled but there may be discipline involved. Mayor Hanna suggested that at all times there be a follow through with citizens after an incident of crime. Many times people never hear from the police department.

2. Councilwoman Fordham noted that information was circulated in her neighborhood concerning the amendment to the Master Plan that was completely erroneous. The information said the Planning Commission took an action when the Planning Commission did not take an action, but it will be on a future agenda for action. The matter has simply been tabled. She suggested that an article be placed in the City Newsletter explaining this to people. The Council agreed.

Re: Approval of Minutes

On motion of Councilman Abrams, duly seconded and unanimously passed, the Minutes of Meeting No. 38-80, October 24, 1980, were approved as amended.

Re: Adjournment

There being no further business to come before the Mayor and Council in general session, the meeting was adjourned at 9:30 p.m., to convene again in general session on Monday, November 10, at 8:00 p.m. or at the call of the Mayor.